WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/30/07 09:01 2 pgs
Fees:13.00 Taxes:354.09

20070430-0050809

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 1986.

Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

AMANDA HANELINE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 1602 W. Northfield., Suite 500, Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derrick Acosta	Same	Map 107-5
(NAME) 704 Elissa Drive	(NAME)	Parcel 126
(ADDRESS) Nashville, Tennessee 37217	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, We, **Brett Lewis Butler and Loumanda Butler**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Derrick Acosta and Joni Adams,** * **d,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 24, BEL-AIR SECTION I, as shown on plat of record in Plat Book 2900, page 27 and 28, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Brett Lewis Butler and Loumanda Butler by Deed from JPMorgan Chase Bank as Trustee, by Residential Funding Corporation, its Attorney in Fact, of record in Instrument No. 20061113-0140650, dated November 13, 2006 Register's Office for Davidson County, Tennessee. See also Instrument No. 20061113-0140648, dated November 13, 2006. See also Instrument No. 20060602-0065136, dated April 26th, 2006. See also Book 7955, page 536, dated September 27, 1989.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 2900, page 27 and page 28; restrictions of record in Book 2959, page 83 and Book 3096, page 483; all of record in the Register's Office for Rutherford County, Tennessee.

* Both unmarried, as joint tenants with right of Survivorship

unimproved ☐
This is improved ☒ property, known as 704 Elissa Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of April, 1986.

Brett Lewis Butler

Loumanda Butler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Brett Lewis Butler and Loumanda Butler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee, this 20th day of April, 1986.

Notary Public

My Commission Expires: 11/24/08

